



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, MAY 15, 2013 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS, Vice Chair
VINCE DIBELLA
BRAD ARNETT

LISA HUDSON
SUZANNE JOHNSON
MICHAEL CLEMENT

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 3, 2013 City Council meeting. At that time, City Council will establish June 17, 2013, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE APRIL 16, AND APRIL 17, 2013 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z13-18 (District 2)** 3800 block of East Main Street (south side). Located on the south side of Main Street, just east of Val Vista Drive (.99± acres). District 2. Site Plan Review. This request will allow the development of a commercial building in the GC zoning district. Mark Bergquist, O'Reilly Automotive Stores, Inc. owner/applicant. PLN2013-00061

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

- *2. **Z13-20** (District 3) 1326 South Alma School Road. Located west of Alma School Road, south of Southern Avenue (0.08± acres). District 3. Site Plan Modification. This request will allow the development of a drive-thru coffee shop in the LC zoning district. Macerick, Fiesta Mall LLC, owner; Bill Cantieri, Piazza Restaurant Construction Consultants, applicant. PLN2013-00090

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

- *3. **Z13-22** (District 1) 1726 North Country Club Drive (west side). Located on the west side of Country Club Drive, south of McKellips Road (0.9± acres). District 1. Site Plan Review. This request will allow the redevelopment of an existing car wash in the LC zoning district. Mission Equity – Luke Bathel, owner, Larson Architects – Scott Wahola, applicant. PLN2013-00091

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z13-17** (District 5) 8840 East Sunland Avenue. Located north of Southern Avenue and west of Ellsworth Road (35.79± acres). District 5. Rezone from Maricopa County R1-6 to City of Mesa RM-4 for an existing manufactured home park. This request will establish City of Mesa zoning on recently annexed property. George McGavin owner/applicant. PLN2012-00530

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

2. **Z13-19** (District 6) 7013 East Warner Road. Located on the south side of Warner Road, just east of Power Road (1.56± acres). District 6. Rezone from AG to LI and Site Plan Review. This request will allow the development of a boat and RV storage facility. PLN2012-00014

STAFF PLANNER: Wahid Alam

Staff Recommendation: Denial

3. **Z13-21 (District 6)** 1350 and 1408 South Ellsworth Road. Located west of Ellsworth Road, south of Southern Avenue (14.3± acres). District 6. Rezone from AG and RM-3-PAD to RM-3-PAD and Site Plan Review. This request will allow the development of a condominium project. Ellsworth & US 60, LLC, owner; Reese Anderson, applicant. PLN2013-00093

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

- *4. **Z13-23 (District 6)** The 11500 block of East Pecos Road (north side) and 6700 block of South Mountain Road (west side). Located on the northwest corner of Pecos and Mountain Roads (10± acres). District 6. Rezone from GI-AF to GI-AF-BIZ and Site Plan Review. This request will allow the development of a manufacturing facility. PM Industrial Holdings, owner; Tom Larson, Matheson Tri-Gas, applicant. PLN2013-00135

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor13-02** The 40 to 100 block of South Val Vista Drive (east side) (10.9± acres) (north side). Located south of Main Street on the east side of Val Vista Drive. District 2. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Mixed Use Residential (MUR) to Medium Density Residential 4-6 du/acre (MDR 4-6). This request will allow future single residence development on the site. The Estate of Angela K. Coleman, owner; Ralph Pew, applicant. (PLN2013-00048)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

2. **Z13-14 (District 2)** The 40 to 100 block of South Val Vista Drive (east side). Located south of Main Street on the east side of Val Vista Drive (10.9± acres). District 2. Rezone from RS-9 to RSL4.5. This request will allow the development of single-residence lots. The Estate of Angela K. Coleman, owner; Ralph Pew, applicant. (PLN2013-00048)

STAFF PLANNER: Jason Sanks

Staff Recommendation: Approval with conditions

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. House keeping update for the Zoning Ordinance

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Adoption

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

1. Valencia Heights. 40 to 100 block of South Val Vista Drive (east side)
2. Bella Victoria at 1350 and 1408 South Ellsworth Road.

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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